2026 BUSINESS IMPROVEMENT DISTRICTS

Operating Plans and Budgets

Allison Stocker– Planning Department

10/28/2025

SUMMARY

- Annual approvals required – by resolution governed by Colorado Revised Statues (Title 31)
- 18 BIDs in the City
- Model Annual Report and other special district policies approved on August 9, 2022 by City Council
- Formal agenda items on 10/28/25

SUMMARY CONTINUED

- The Downtown Development Authority (DDA) budget will be reviewed on a separate and later scheduling track
- No significant changes proposed for BID 2026 activity.
- Each BID has provided a “factsheet” which provides an overview of the key information and proposed changes (NEW)

LIST BID'S

Barnes and Powers North*
Barnes and Powers South*
Briargate Center*
Catalyst Campus
Creekwalk Marketplace*
First and Main*
First and Main No. 2*
First and Main North*
Gold Hill North*
Greater Downtown
GSF (Gazette St. Francis)
Interquest North*
Interquest South*
Interquest Town Center*
MW Retail*
Powers/ Woodmen*
Park Union*
True North Commons*

* Formal debt issued

MOSTLY DEVELOPED DISTRICTS

- Barnes and Powers North
- Barnes and Powers South
- Briargate Center Business
- First & Main
- First & Main 2
- First & Main North
- Greater Downtown
- Powers and Woodmen

DEVELOPING DISTRICTS

- Catalyst Campus
- Creekwalk
- GSF (Gazette St. Francis)
- Gold Hill North
- InterQuest North
- InterQuest South
- InterQuest Towncenter
- MW Retail
- Park Union
- TrueNorth Commons

PLANNED DEBT ISSUANCES

- **First & Main in 2025**
- **First & Main 2 in 2025**

- **MW Retail expected in 2026**

MILL LEVY CHANGES

BID	Max Mill Levy		2025 Mill Levy		2026 Mill Levy	
	Debt	O&M	Debt	O&M	Debt	O&M
Barnes and Powers South	50	1	12.00	1.041	8.480	0.931
Barnes and Powers North	50	1	51.349	1.047	53.703	0.985
Creekwalk	50	10	50.875	10.175	51.666	10.33
Catalyst Campus	50	10	0	0	50	0
First and Main	50	1	52.665	1.53	53.703	1.074
First and Main No.2	50	1	52.480	1.049	53.703	0.957
First and Main North	50	1	52.122	1.042	53.703	1.074
Gold Hill North	50	10	51.971	10.394	53.703	10.740
Interquest North	50	1	12.00	1.043	5.00	1.041
Interquest Town Center	50	5	40.252	5.31	40.00	5.00
Park Union	50	10	21.565	10.782	21.481	10.740
Powers and Woodmen	50	1	17.00	1.046	17.00	0.963

PUBLIC IMPROVEMENT FEES (PIFS)

Barnes and Powers North -0.75%

Creekwalk Marketplace – 2.5%

First and Main No. 2 – 0.75%

Gold Hill North - 1.75% on retail sales and 3.75% on lodging

Interquest North – 1.25%

Interquest South – 1.5%

Interquest Town Center – 1.5%

Park Union– 2.0% retail, 4.0% lodging, 1.0% construction activities (all for operations)

True North – 3.0% retail, service and hotel – 2% lodging, 2.5% motor fuel.

MW Retail – 3.0%

BOUNDARY CHANGES

- Creekwalk Marketplace Inclusions Planned for 2025/2026
- Gold Hill North – Minor Exclusion in 2025
- Interquest North – 5-acre Inclusion in 2025

5.25% PROPERTY TAX WAIVER

- Pursuant to C.R.S Section 29-1-1702, local government entities tax revenue cannot increase by more than the property tax limit. Limit of 5.25% began January 1st, 2025.
- Business Improvement Districts can either:
  - Enact a temporary property tax credit to prevent the revenue from exceeding the permitted amount or;
  - Temporarily reduce the mill levy imposed
- Due to constraints caused by this cap and the District's potential for reduced operations and maintenance funds, many Districts are seeking to waive this tax limit.
- The District's Board is posing this question to eligible electors through the official election process

BID WEBSITES

- **All 18 BID's have websites**

QUESTIONS?